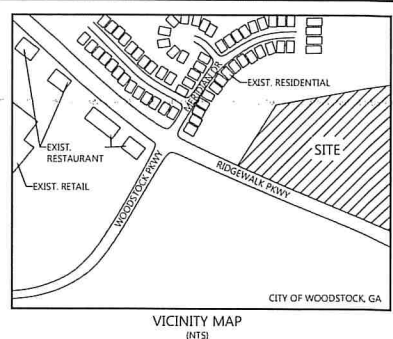
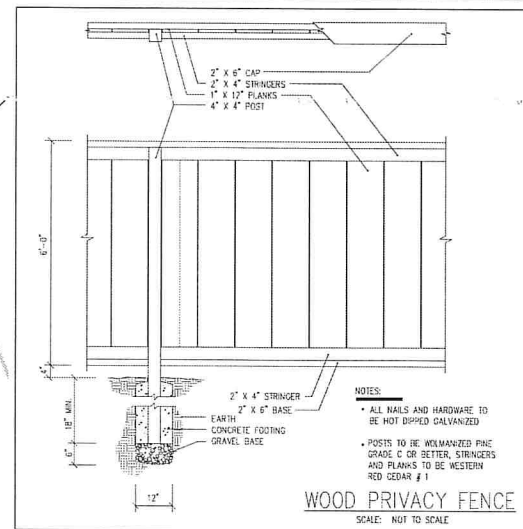
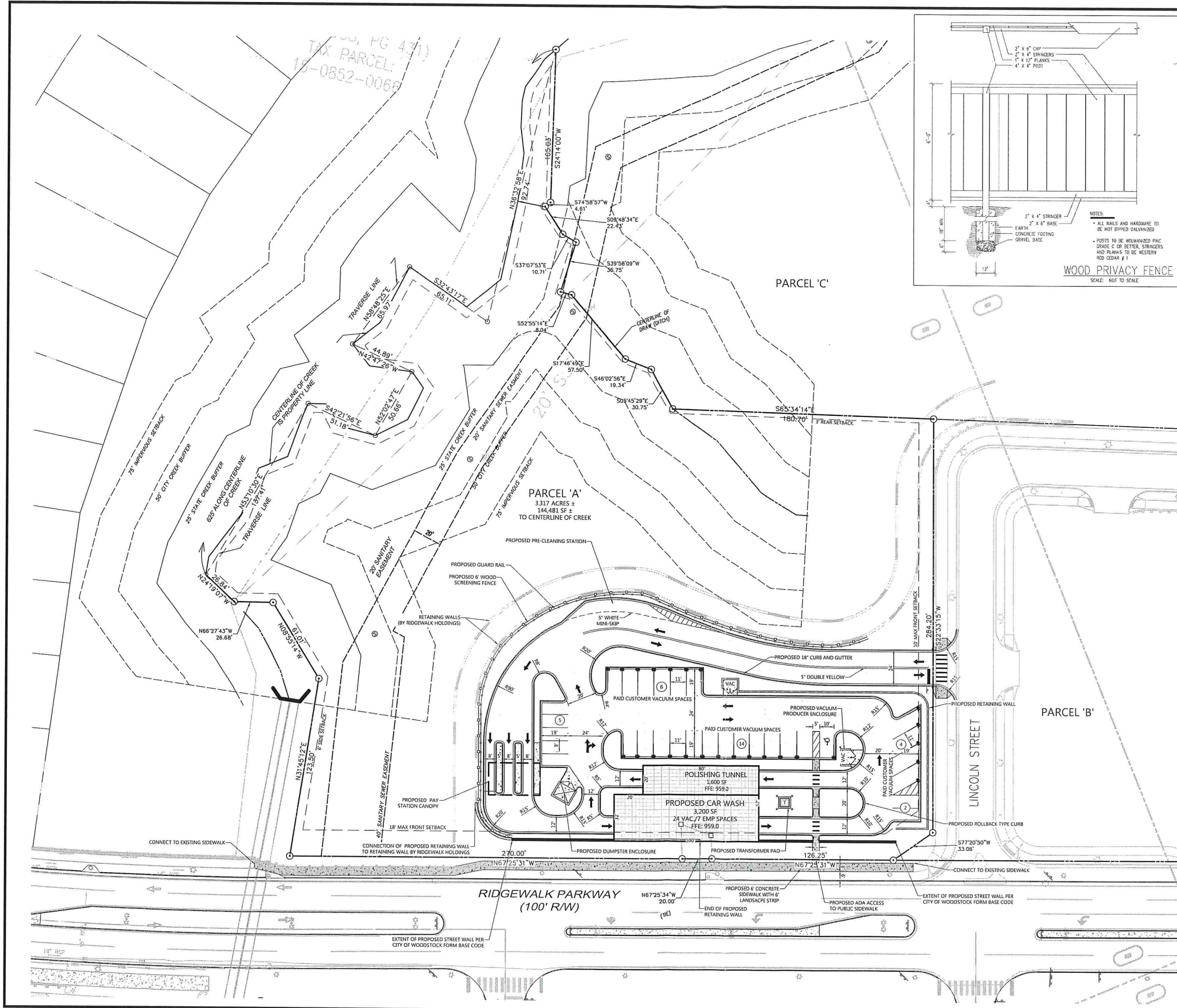


NOT A PART OF THE PROPOSED DEVELOPMENT. THIS SHEET IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CITY OF WOODSTOCK IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. THE CITY OF WOODSTOCK IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. THE CITY OF WOODSTOCK IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.



SITE AREA

TOTAL PROPERTY AREA:	3.317± AC (144,481± S.F.)
BUILDABLE AREA:	1.154± AC (50,261± S.F.)
IMPERVIOUS AREA:	0.898± AC (39,138± S.F.), 27.1%
PERVIOUS AREA:	2.419± AC (105,343± S.F.), 72.9%

ZONING CLASSIFICATION

JURISDICTION:	CITY OF WOODSTOCK
ZONING:	NC-1CT (TOWN CENTER T4)
ADJACENT ZONING:	NC-1CT (NORTH AND EAST), LI (WEST)

BUILDING SETBACKS

FRONT	18' MAX (PRINCIPAL), 10' MAX (SECONDARY)
SIDE	6' MIN
REAR	3' MIN

BUILDING SUMMARY

PROPOSED BUILDING AREA:	4,800 SF
PAY STATION CANOPY:	900 SF

PARKING SUMMARY

PARKING REQUIREMENTS	2 SPACE/1,000 SF RETAIL
TOTAL PARKING REQUIRED	10 SPACES
PARKING PROVIDED	24 VACUUM STALLS WITH 1 ADA STALL 7 EMPLOYEE SPACES

- NOTES**
- NO WETLANDS OR STREAMS EXIST WITHIN THE "BUILDABLE AREA".
 - UNDERGROUND STORM WATER QUALITY AND QUANTITY ATTENUATION IS PROPOSED FOR THIS DEVELOPMENT.
 - WATER AND SEWER SERVICE FOR THE SITE IS PROVIDED BY CITY OF WOODSTOCK.
 - THE PROPOSED USE FOR THE SITE IS AN AUTOMATED CAR WASH WITH VACUUM STALLS. THIS USE REQUIRES A CONDITIONAL USE PERMIT.

- VARIANCE REQUESTS**
- SECTION 18-405 TABLE 11.A SETS THE SETBACK ALONG THE SECONDARY FRONTAGE OF AT A MAXIMUM OF 10'. THE PROPOSED SITE PLAN DOES NOT HAVE A BUILDING ALONG THE SECONDARY FRONTAGE SETBACK (LINCOLN STREET). THE PROPOSED BUILDING ALONG THE PRIMARY FRONTAGE SETBACK (RIDGEWALK PARKWAY) CAN NOT MEET THE 10' MAX SETBACK DUE TO ELEVATION DIFFERENCE BETWEEN SITE AND LINCOLN STREET.
 - SECTION 18-405 TABLE 11.B SETS THE FACADE BUILDOUT AT THE PRIMARY FRONTAGE SETBACK AT A MINIMUM OF 60%. THE PROPOSED BUILDING IS 100' WHICH IS 37.5% OF THE PRIMARY FRONTAGE AT THE SETBACK.
 - SECTION 18-405 TABLE 11.B SETS THE FACADE BUILDOUT AT THE SECONDARY FRONTAGE SETBACK AT A MINIMUM OF 60%. THE PROPOSED SITE PLAN DOES NOT HAVE A BUILDING ALONG THE SECONDARY FRONTAGE SETBACK.

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN VERIFIED BY THE CITY OF WOODSTOCK. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND MARK ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OR PHYSICAL INJURY TO THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT

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770.423.0807

RIDGEWALK PARKWAY	CITY OF WOODSTOCK	CHEROKEE COUNTY, GEORGIA
PROPOSED CARWASH	HUTTER & ASSOCIATES, LLC	CUP SITE PLAN
DATE	01-25-19	
REVISIONS		
DRAWN BY: TR		
CHECKED BY: BK		
PROJECT MANAGER: BK		
JOB #:		
FILE CODE:		
SHEET NO.:		

RECEIVED FEB 08 2019

CAD FILE: CUB CUP SITE PLAN